

BK 0463 PG 0566

STATE MS.-DE SOTO CO.
FILED

BK 0449 PG 0275

RUBY EARNEST SHACKELFORD
GRANTOR(S)

JUL 30 9 44 AM '03

BK 449 PG 275
W.E. DAVIS CH. CLK.

TO

WARRANTY DEED

KENNETH DUNLAP, ET UX,
GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **RUBY EARNEST SHACKELFORD**, a **single person**, do hereby sell, convey and warrant unto **KENNETH DUNLAP and LESLIE DUNLAP, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2003 shall be prorated among the parties.

STATE MS.-DE SOTO CO.

JUL 27 1 10 AM '04

BK 463 PG 566
W.E. DAVIS CH. CLK.

BK 0463PG0567

BK 0449PG0276

2003.

WITNESS OUR SIGNATURE(S) this the 17th day of July,

Ruby Earnest Shackelford
 RUBY EARNEST SHACKELFORD

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, RUBY EARNEST SHACKELFORD, who acknowledged that she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 17th day of July, 2003.



Sherri T. Davis
 NOTARY PUBLIC

My Commission Expires:

ADDRESS OF GRANTORS:

P.O. Box 553
 Home: 662-838-6111
 Work: None

ADDRESS OF GRANTEE(S):

11205 Stewart Estate Dr.
 Byhalia, MS 38611
 Home: 662-838-3802
 Work: 901-861-8700

PREPARED BY AND RETURN TO:

FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
 WILLIAM W. BALLARD, STAFF ATTORNEY
 7145 SWINNEA ROAD, SUITE 2
 SOUTHAVEN, MS 38671
 (662) 349-6536

FILE # S11123

SCRIVENER'S AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

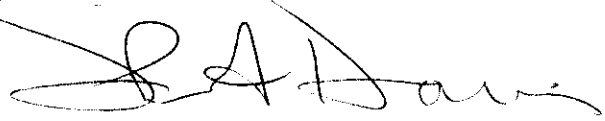
Before me, the undersigned authority in and for said jurisdiction, this 21st day of January, 2004, personally appeared Sherri T. Davis, who having been duly sworn, on her oath states as follows:

Whereas, on the 17th day of July, 2003 a Warranty Deed was executed by Ruby Earnest Shackelford to Kenneth Dunlap, et ux, recorded July 30, 2003 in Deed Book 449, page 275 in the office of the Chancery Court Clerk of DeSoto County, Mississippi which contained errors in the property description;

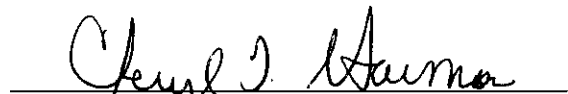
Whereas said instrument contained an error of the scrivener, in that the legal description attached as Exhibit A was incorrect and only conveyed a portion of the property;

Whereas the correct legal description, including a copy of a survey of subject property by Metts Surveying dated 4/22/2003, is attached hereto.

This day personally appeared before me, the undersigned authority in and for the said jurisdiction, the within named Sherri T. Davis, who acknowledged that she as Closer/ Post Closer of First National Financial Title, prepared the above and foregoing instrument.

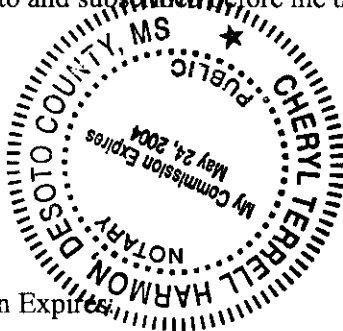

Sherri T. Davis, Scrivener

Sworn to and subscribed before me this 21st day of January, 2004


NOTARY PUBLIC

(SEAL)

My Commission Expires



PREPARED BY AND RETURN TO AFTER RECORDING:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
7145 SWINNEA ROAD, SUTIE 2
SOUTHAVEN, MISSISSIPPI 38671
(662) 349-6536

FILE #S11123

Exhibit A

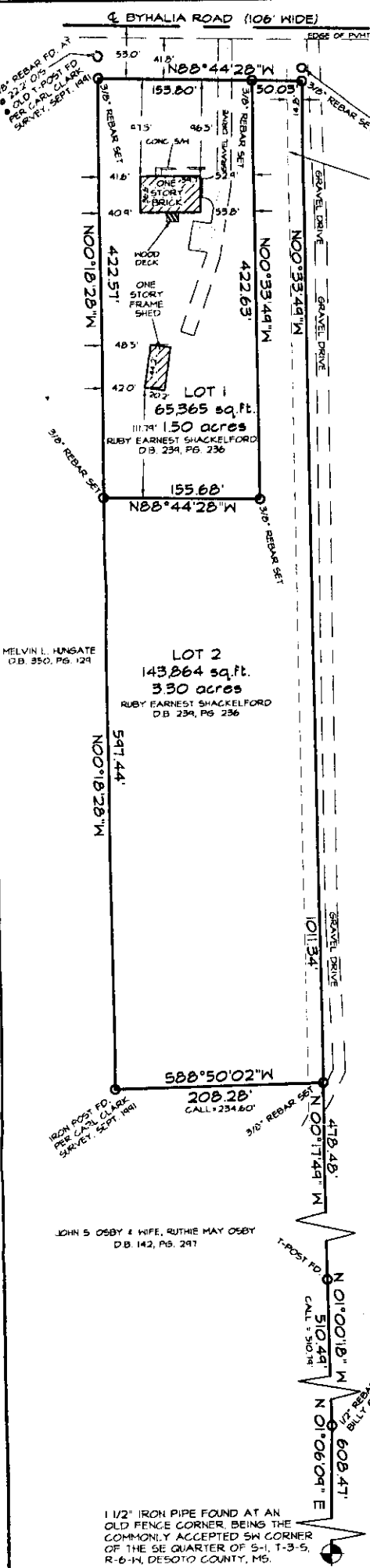
A parcel of land being part of the Southwest Quarter of Section 1, Township 3 South, Range 6 West, Desoto County, Mississippi and being more particularly described as follows, to wit:

Commencing at a 1 ½" iron pipe found at an old fence corner, said point being the Southwest corner of the Southeast quarter of Section 1, Township 3 South, Range 6 West; thence North 01 degrees 06 minutes 09 seconds East, a distance of 608.47 feet to a ½" rebar found; thence North 01 degrees 00 minutes 18 seconds West, a distance of 510.49 feet to a t-post found; thence North 00 degrees 17 minutes 49 seconds West, a distance of 478.48 feet to a 3/8" rebar set at the point of beginning for the following tract:

Thence North 00 degrees 33 minutes 49 seconds West, a distance of 1,064.36 feet to a point in the centerline of Byhalia Road; thence North 88 degrees 44 minutes 28 seconds West along the centerline of Byhalia Road, a distance of 203.58 feet to a point in the centerline of Byhalia Road; thence South 00 degrees 18 minutes 28 seconds East, a distance of 1,073.04 feet to a iron post found; thence North 88 degrees 50 minutes 02 seconds East, a distance of 208.28 feet to the point of beginning and containing 5.05 acres, subject to existing easements, right-of-way for Byhalia Road, subdivision and zoning regulations in effect in Desoto County, Mississippi. Said description being from survey by Metts Surveying, dated 4/22/2003, a copy of which is attached hereto.

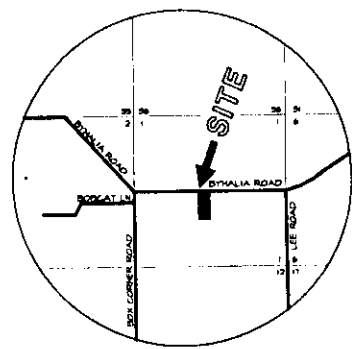
Meaning to describe that same property as conveyed to Ruby Earnest Shackelford by Warranty Deed from George A. Peek, dated October 15, 1991, recorded October 15, 1991, in Book 239, Page 236, in the office of the Chancery Clerk of DeSoto County, Mississippi.

BK0463PG0570

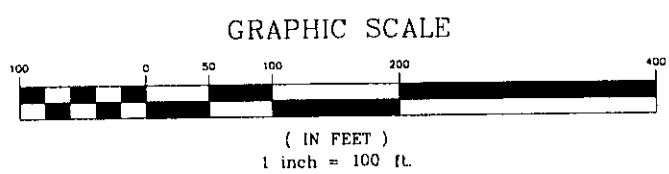


SHACKELFORD SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF
S-1, T-3-S, R-6-W, DESOTO COUNTY, MISSISSIPPI
TWO LOTS, ZONED AGRICULTURAL
(TOTAL AREA INCLUDING R.O.W. FOR BYHALIA ROAD 5.05 ACRES)

- NOTES:
1) SURVEY REFERENCED BY BILLY GREY AS RECORDED IN DEED BOOK 93, PAGE 247
2) SURVEY REFERENCED BY J.F. LAUDERDALE AS RECORDED IN DEED BOOK 285, PAGE 380.
3) 3/8" REBAR SET AT ALL LOT CORNERS NOT SHOWN AS FOUND



VICINITY MAP
(NOT TO SCALE)



(NICOLE SORENSON)
ALAN L. TERRILL, ET UX
D.B. 285, PG. 378

- NOTES:
50' FRONT BUILDING SET-BACK
20' SIDE YARD SET-BACK
30' REAR SET-BACK

TRUE BEARINGS BY:
SOLAR OBSERVATION

THIS PROPERTY IS NOT
LOCATED IN A SPECIAL
FLOOD HAZARD AREA PER:
F.E.M.A. MAP #
28033C0150 E
DATED: JUNE 19, 1997



CLIENT: KENNY DUNLAP
SURVEY BY: DANNY METTS P.L.S. 2521
DATE OF SURVEY: 1/25/01
CLASS "B" SURVEY
REVISED: 4/22/2003

**METTS
SURVEYING**
4425 BETHEL RD.
OLIVE BRANCH, MS. 38654
PH. 601-895-9020